

EARLS TERRACE

KENSINGTON W8







An exceptional five-bedroom Georgian house with a large south-facing garden, communal gardens and secure underground parking

This stunning Grade II listed family house is presented in immaculate condition and has an excellent balance between entertaining space and accommodation.

The entrance to the house is approached via well-maintained communal gardens that span the front of the terrace, whilst a private 91ft rear garden and the communal gardens of Edwardes Square lie to the south.

In addition, the house has the benefit of a 24-hour security and porter service, and one underground parking space.

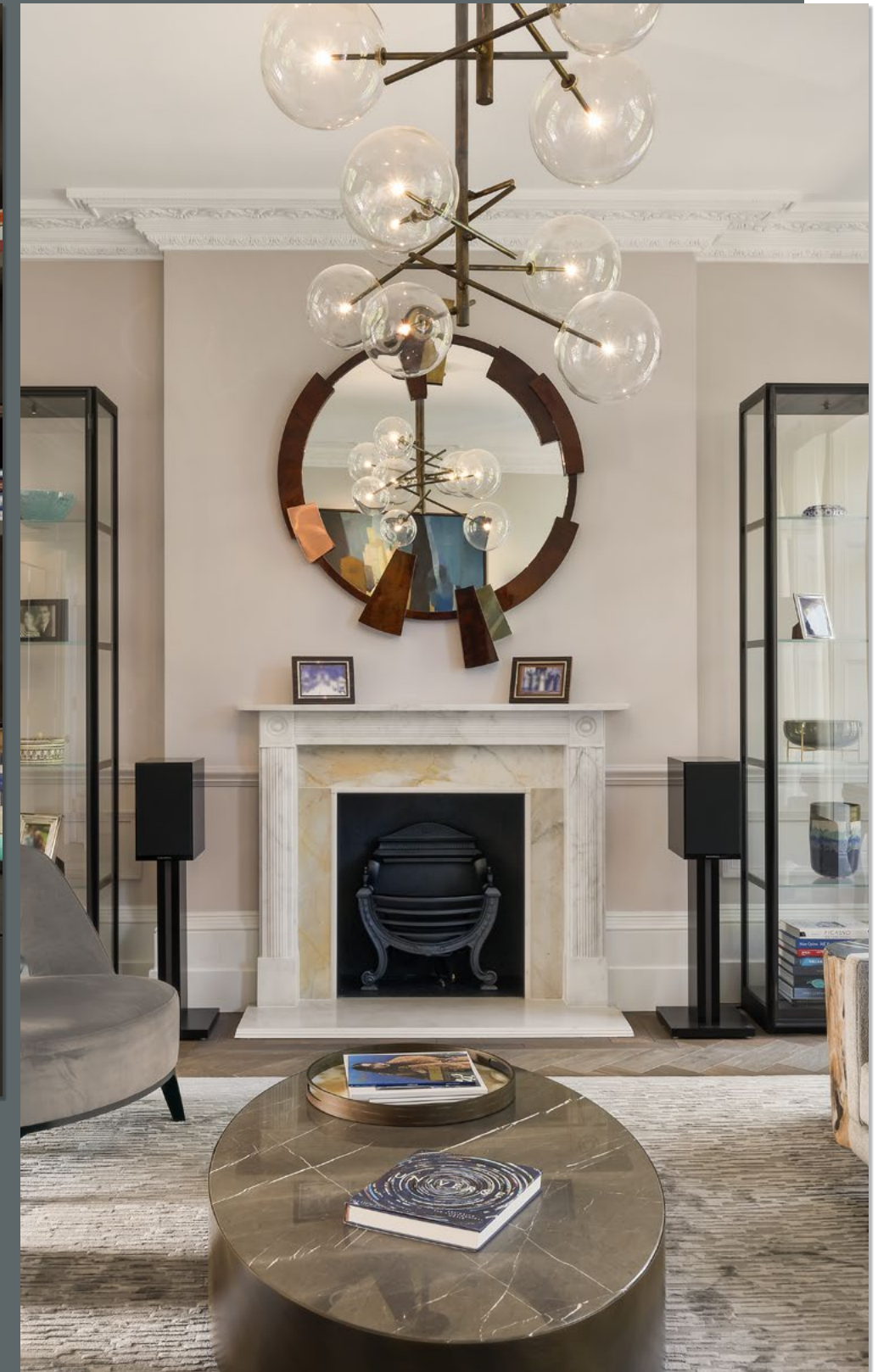
Accommodation & Amenities

- Drawing room
- Dining room
- Sitting room
- Kitchen/breakfast room
- Study
- Terrace
- Principal bedroom suite with dressing room and bathroom
- Three further bedrooms
- Two bathrooms, one en suite
- Sitting room/study
- Guest bedroom with en-suite shower room
- Utility room
- Storage vault
- Media room
- Gym
- Private rear garden
- Access to communal gardens
- Underground parking space





A magnificent drawing room occupies the first floor with a study to the rear which leads onto a south-facing terrace overlooking the gardens.





A manicured private
91ft south-facing garden





The raised ground floor offers an impressive dining room, sitting room and kitchen/breakfast room, with French doors leading out to steps going down to the garden.







The second floor consists of a spacious principal bedroom suite with dressing room and bathroom, whilst on the top floor there are three further bedrooms and two bathrooms, one en suite.

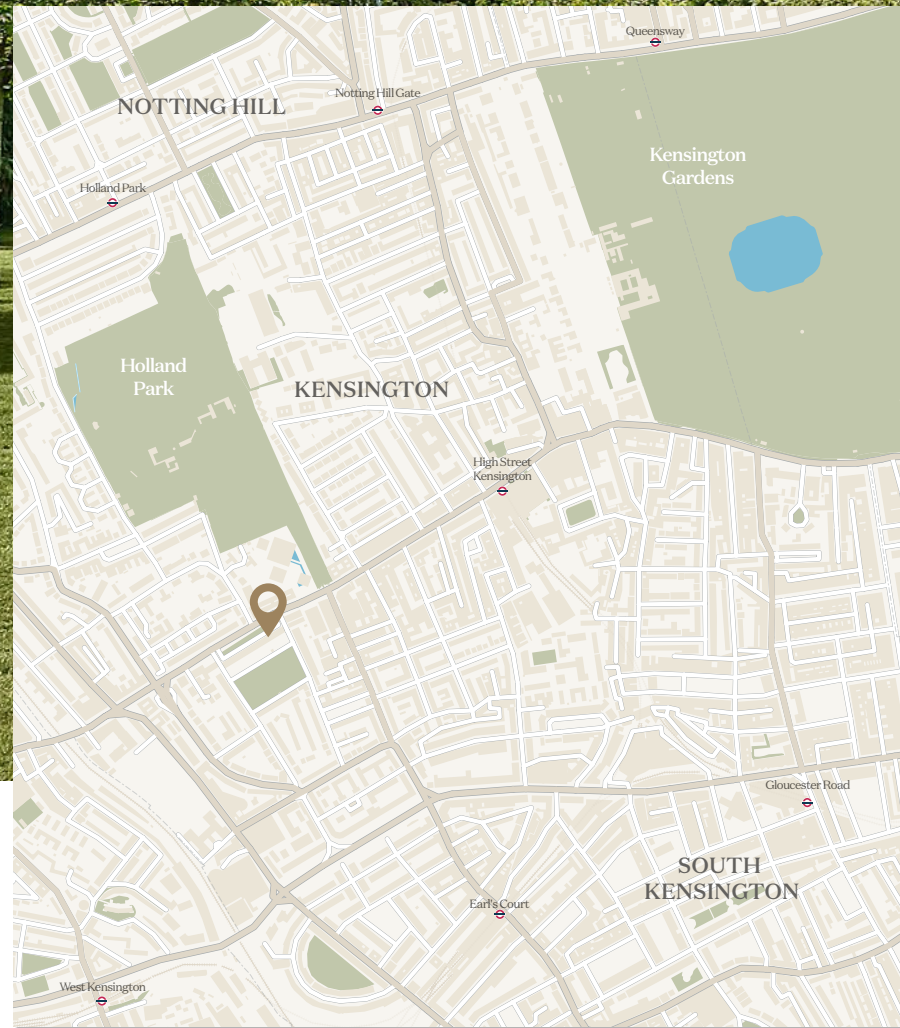






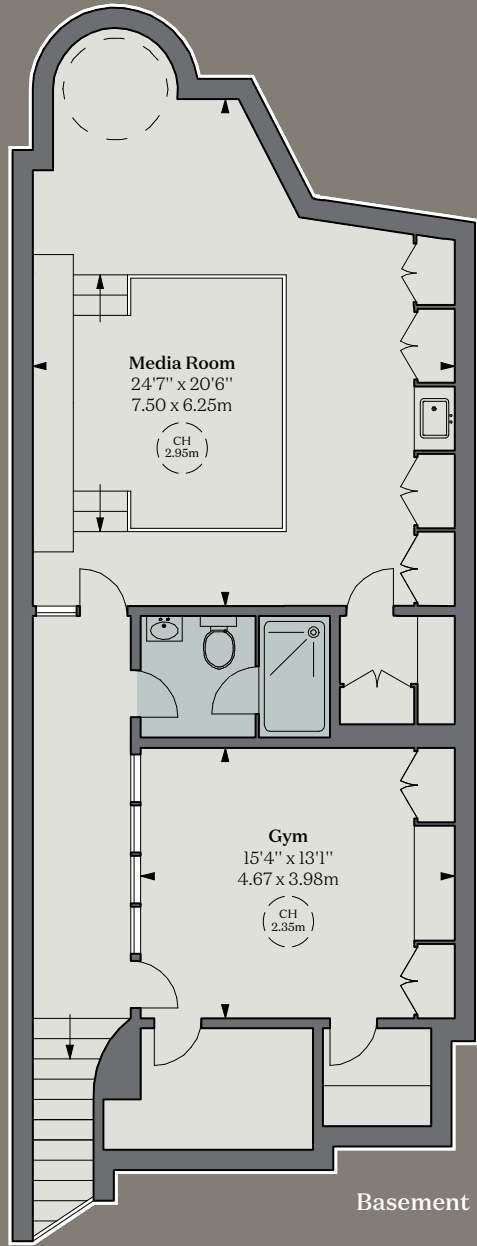
On the lower ground floor is a large study which opens onto the garden, a guest bedroom with en-suite shower room and the well-equipped utility room, as well as a storage vault and access to the garage. Lastly, the beautifully designed media room and gym are on the basement floor.





Location

Earls Terrace is conveniently located for access to the shopping and transport facilities of Kensington High Street. Holland Park is situated just across the road and Kensington Gardens is a little further afield. It is also well situated for access to Heathrow, the M3 and M4.

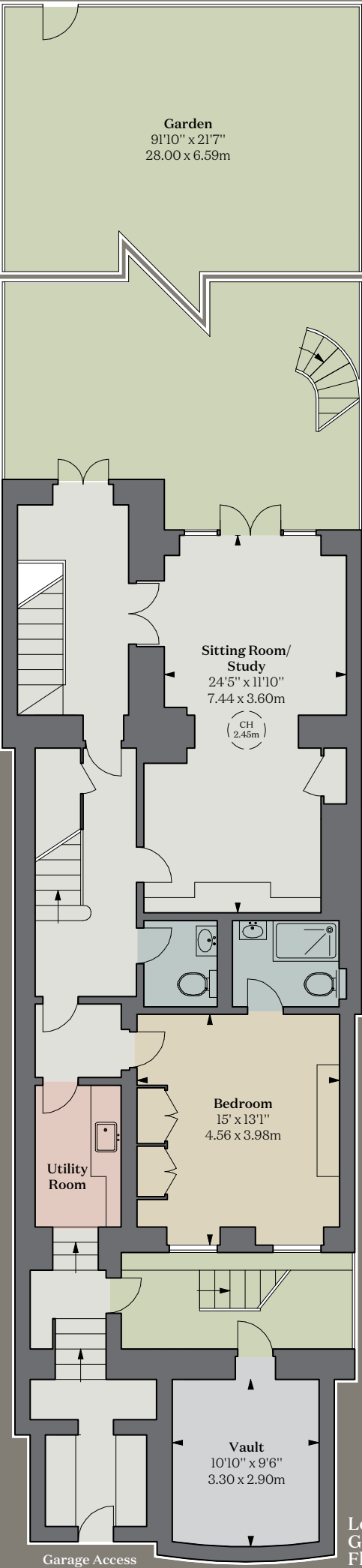


Approximate Gross Internal Area
4,922 ft / 457.35 sq m
excluding vault

Approximate Vault Area
106 ft / 9.85 sq m

Total Approximate Gross Internal Area
5,028 ft / 467.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Tenure
Freehold

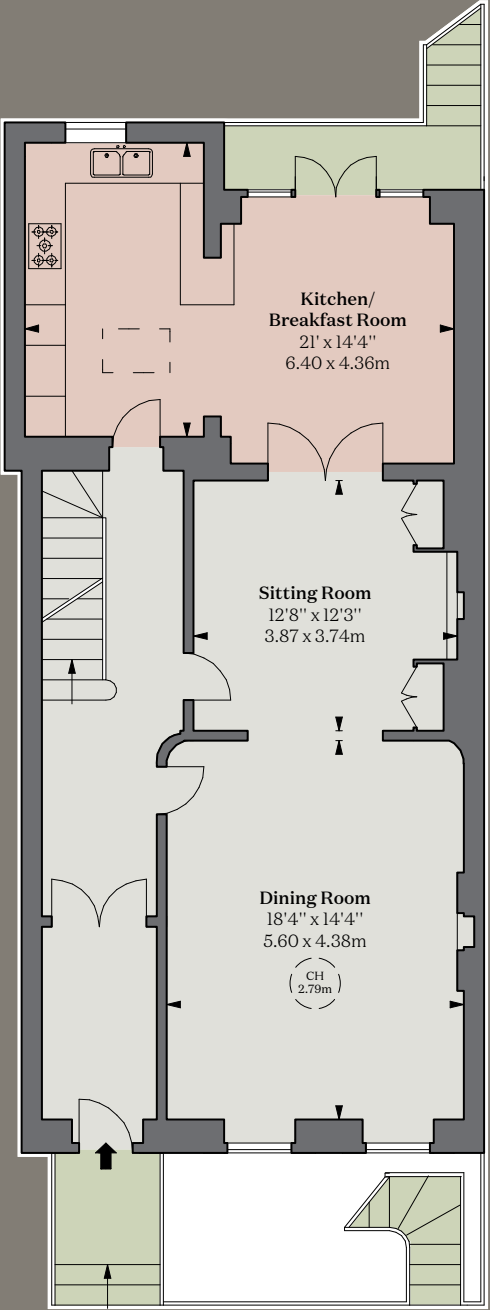
Guide Price
£10,500,000

Service Charge
£22,307.49 per annum, reviewed annually

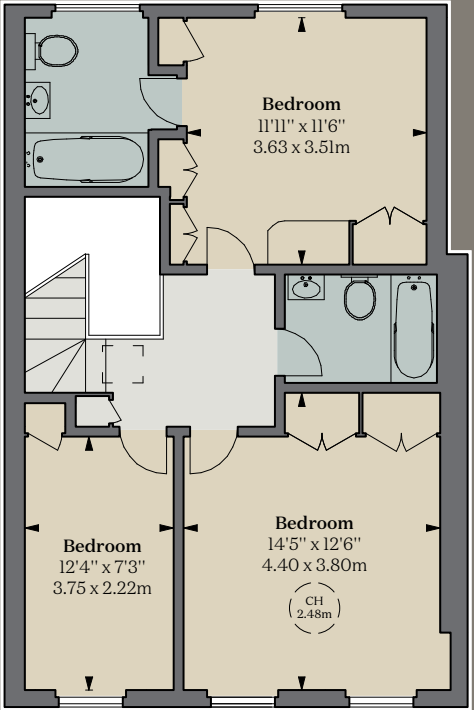
Local Authority
The Royal Borough of Kensington & Chelsea

Council Tax
Band H

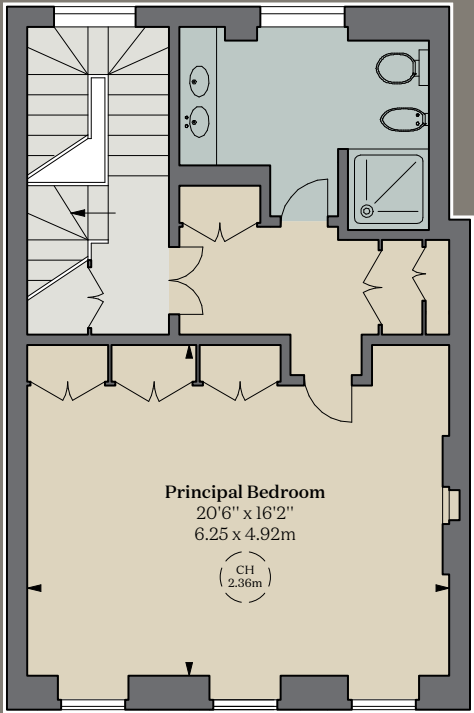
EPC
Rating C



Raised Ground Floor



Third Floor



CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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We would be delighted
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Your partners in property

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2026. Photographs and videos dated September 2026.

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